PETITION TO CHANGE ZONING

Plan Commission Docket No.:
Name of Applicant: WLB ASSOCIATES INC, Address: 16656 BROWNSTONE CT. WEST Field, IN 46079 Phone No.: 317-431-1659
Name of Representative: WAYME BEVERAGE Address: Phone No.: (SAME)
Name of Property Owner*: WLB ASSOCIATES, IHC.
Premises Affected:
Metes and Bounds Description:
Plot Size: 12 Acres Fronting On: Spring Lake Drive
Nature and Size of Improvement Now Existing on Plot: VACANT Land +5 consmucted
Present Zoning: Ondinance 5-35 PUD
Requested Zoning: Ond instrice 05-35: 1014 to be modified to Allow for their development of detricked Homes.
The above information, to my knowledge and belief, is true and correct:
Mayed Buye
State of Indiana)) SS:
County of Hamilton)
Subscribed and Sworn to before me, a Notary Public in and for said County and
State, this 2 day of March , 2012. BRANDON CURTIS DRISCOLL Notary Public- Seal State of Indiana My Commission Expires: My Commission Expires Sep 25, 2019
Sep 25, 2019 Braden Drkeoll Horast every
Notary Public

^{*}If the petitioner is not the property owner, a letter of consent from the property owner must accompany this document

Exhibit A-1 (Legal Description)

Being Blocks 20, 21, 22, 23, 24, 25, 26, and 27, all being in the Final Plat of Maples of Springmill, Section Two, as recorded in Plat Cabinet 4, Slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Block 26, also being the Northeast corner of Maples of Springmill, Section Two; thence along the North line of Block 26, South 89 degrees 13 minutes 01 seconds West, for a distance of 66.00 feet; thence continuing along said North line, North 00 degrees 17 minutes 06 seconds East, for a distance of 3.62 feet; thence along the North line of Blocks 26, 25, 24, 23, 22, 21, and 20, South 89 degrees 13 minutes 01 seconds West, for a distance of 1052.95 feet to the Northwest corner of Block 20; thence along the west line of Block 20, South 00 degrees 12 minutes 08 seconds West, for a distance of 215.00 feet; thence continuing along said West line, South 35 degrees 35 minutes 32 seconds East, for a distance of 35.53 feet to the Southwest corner of Block 20; thence along the South line of Block 20, also being a curve to the right having a radius of 50.00 feet, and an arc length of 31.29 feet, and being subtended by a chord bearing North 72 degrees 20 minutes 09 seconds East, for a distance of 30.78 feet; thence along the South lines of Blocks 20, 21, 22, 23, and 24, South 89 degrees 44 minutes 09 seconds East, for a distance of 623.32 feet to the Southeast corner of Block 24, also being a common corner with Blocks 25, 27, and 28; thence along the West line of Block 27, South 00 degrees 15 minutes 51 seconds West, for a distance of 200.93 feet to the Southwest corner of Block 27; thence along the South line of Block 27, also being a curve to the left having a radius of 175.00 feet, an arc length of 97.49 feet, and being subtended by a chord bearing North 70 degrees 06 minutes 32 seconds East, for a distance of 96.23 feet; thence continuing along said South line, North 54 degrees 08 minutes 58 seconds East, for a distance of 123.81 feet; thence along the South line of Blocks 27 and 26, also being a curve to the right having a radius of 225.00 feet, an arc length of 141.82 feet, and being subtended by a chord bearing North 72 degrees 12 minutes 24 seconds East, for a distance of 139.49 feet; thence along the South line of Block 26, South 89 degrees 44 minutes 09 seconds East, for a distance of 56.28 feet; thence along the East line of Block 26 and said Section two the following three calls, 1) North 00 degrees 10 minutes 57 seconds East, for a distance of 144.72 feet; 2) North 89 degrees 13 minutes 01 seconds East, for a distance of 66.00 feet; 3) North 00 degrees 17 minutes 06 seconds East, for a distance of 156.75 feet to the Point of Beginning. Containing 7.09 acres, more or less.

Exhibit A- $\mathbf{1}$ $\mathbf{1}$ – $\mathbf{1}$ (The real estate described in Exhibit A-1 may be graphically illustrated as follows)

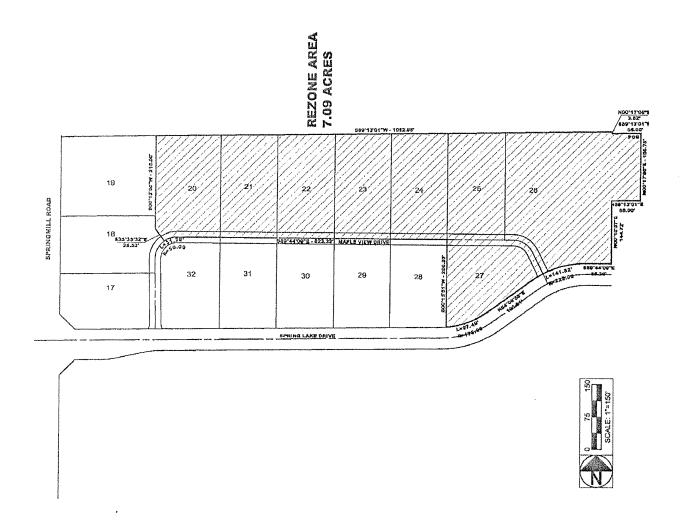


Exhibit A-1/ (Legal Description)

Being Blocks 18, 19, 28, 29, 30, 31, and 32 all being in the final Plat of Maples at Springmill, Section Two, as recorded in Plat Cabinet 4, slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of Block 19, also being the Northwest corner of Maples at Springmill, Section Two; thence along the North line of Block 19 North 89 degrees 13 minutes 01 seconds East, for a distance of 214.91 feet; thence along the East line of Blocks 19 and 18 South 0 degrees 12' 08" West, for a distance of 215.00 feet; thence along an Northerly line of Block 32 also being a curve to the left having a radius of 50.00 feet, and an arc length of 31.29 feet to the North line of Blocks 32, 31, 30, 29, and 28; thence along the North line of Blocks 32, 31, 30, 29, and 28 South 89 degrees 44' 09" East, for a distance of 632.32 feet to the Northeast corner of Block 28; thence along the East line of Block 28 South 0 degrees 15' 51" West, for a distance of 200.93 feet to the Southeast corner of Block 28 and the North right-of-way of Spring Lake Drive; thence along the North right-of-way of Spring Lake Drive also being the South line of Block 28 along a curve to the right having a radius of 175.00 feet and an arc length of 10.12 feet; thence along the North right-of-way of Spring Lake Drive also being the South line of Blocks 28, 29, 30, 31, and 32 South 89 degrees 22' 57" West, for a distance of 660.80 feet to the Southwest corner of Block 32; thence along the West line of Block 32 North 0 degrees 37' 03" West, for a distance of 128.34 feet to the Southeast corner of Block 18; thence along the South line of Block 18 South 89 degrees 22' 57" West, for a distance of 215.36 feet to the Southwest corner of Block 18; thence along the West line of Blocks 18 and 19 North 0 degrees 08' 48" West, for a distance of 316.92 feet to the Point of Beginning. Containing 4.75 acres, more or less.

Exhibit A-2

(The real estate described in Exhibit A-1 may be graphically illustrated as follows)

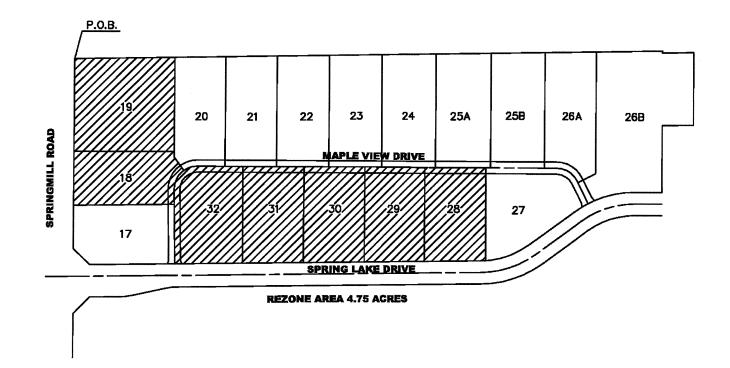


EXHIBIT B

With respect to dwellings constructed on the Real Estate depicted on Exhibits "A-1" and "A-2", which are attached hereto, all of the development standards of the SF-A (Single Family Attached) district of the Westfield-Washington Township Zoning Ordinance shall apply, subject *only* to the following changes:

- 1 Single family detached dwellings shall be a permitted use;
- 2 The minimum distance between detached dwellings shall be eight feet (8'); and,
- 3 A minimum thirty (30) degree offset from the road shall not be required for the garage door openings of thirty-five percent (35%) of the total number of dwellings on the Real Estate.
- 4 The homes to be constructed on the Real Estate will be compatible and complimentary in building materials and exterior finishes as the building materials and exterior finishes used on the homes that have been constructed in Phase 1 of the Maples at Springmill as outlined below:
 - A. The homes to be constructed on the Real Estate shall have the same type of stone facing on the exterior as used in the homes in Phase 1.
 - B. The roofing material to be used on the homes constructed on the Real Estate shall be identical to the roofing material used for the homes in Phase 1.
 - C. The homes to be constructed on the Real Estate shall consist of hardiplank, or similar cementious siding material, or wood for the exterior walls as used on the homes in Phase 1.
 - D. Smart Trim will be used for all exterior trimming needs of the homes to be constructed on the Real Estate as was used for the homes in Phase 1.
 - E. Paint color combinations will be the same for the homes to be constructed on the Real Estate as were used on the homes in Phase 1
 - F. An outdoor up lighting package will be provide for each home to be constructed on the Real Estate, similar to the outdoor up lighting package used for the homes in Phase 1
 - G. A landscaping package similar in quality and quantity will be used for each home to be constructed on the Real Estate as was used on the homes in Phase 1.

